

Retrofits and Enlargements: Residential Retrofits

HIGHLIGHTS

The City of Yes for Housing Opportunity zoning amendments provide flexibility to increase or improve residential space in existing buildings where at least 75 percent of the existing floor space is allocated to residential uses. This bulletin clarifies eligibility and the allowances for converting existing space to residential floor area, enlarging into non-complying open areas, and increasing building height.

Read [Buildings Bulletin 2026-017 \(ZR 54-53\)](#) for more details.

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II. First Paragraph: Qualification of utilizing ZR 54-53

- A. Allocation of existing floor space to residential uses
- B. Qualification as an existing building
- C. Legalizing an existing building using ZR 54-53
- D. Limitations of allowances for new non-compliances or increases of non-compliances

III. Paragraph A: Floor Area

- A. Floor space must be lawfully existing
- B. For multiple dwellings, floor space must be existing on December 5, 2024
- C. Existing floor space in the attic
- D. Existing floor space in the cellar
- E. Existing crawl space
- F. Existing floor space in an enclosed driveway
- G. Other floor spaces

IV. Paragraph B: Open Area

- A. Percent of Open Area and its denominator
 - 1. Existing individual yard or court as denominator
 - 2. Five-foot open area required for ADUs not to be used as denominator
 - 3. Single front yard as denominator in a corner lot
- B. Level of Open Area
- C. No Further Encroachment
 - 1. Encroachment only allowed to a non-complying yard
 - 2. Multiple buildings on a single zoning lot and buildings that are permitted obstructions
 - 3. Conversion, extension and change of use (also commercial floor conversion within a rear yard)
 - 4. Applicability of “no further encroachment” where there are multiple lot lines

- 5. “No further encroachment” within five-foot open area
- D. One-Third limit in open area
- E. Height limit in open area
- F. Legally required window facing a yard with a reduced open area

V. Paragraph C: Height and Setback

- A. Street wall location
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- Example 1: Horizontal enlargement in a side yard
- Example 2: Horizontal and vertical enlargement in a rear yard
- Example 3: Converting a garage to an ADU, and horizontal enlargement
- Example 4: Vertical enlargement